

Permit Number: 21-07253-01  
Address: 475 E BROADWAY AVE

**Project Description: Ph#1 - Site Utilities + Foundation - Includes SOG, Concrete Columns/Podium for Apartments, and Foundation for Parking Structure up to Level 3**

<b>Application Type:</b>	Commercial	<b>Status:</b>	Issued
<b>Scope of Work:</b>	Phased Permit	<b>Zoning:</b>	Community Commercial District
<b>Map:</b>	17-03-32-23	<b>Tax Lot:</b>	02600
<b>Subdivision:</b>		<b>Addition:</b>	
<b>Lot:</b>		<b>Block:</b>	
<b>Date Received:</b>	09/17/21	<b># Bedrooms:</b>	685
<b>Commitment Date:</b>	11/19/21	<b># Dwelling Units:</b>	246
<b>Ready to issue as of:</b>	08/23/22	<b>In Flood Plain:</b>	
<b>Project Coordinator:</b>	Erik Swinney	<b>Phone:</b>	541-682-5372
		<b>Sign Standards:</b>	

**BUILDING CHARACTERISTICS**

<b>Construction Types:</b>	1AS 3AS	<b>Construction Type Comments:</b>	
<b>OccupancyTypes:</b>	R2 A3 B S2      Parking Garage (Open)	<b>Occupancy Type Comments:</b>	Level 1 = 773 Level 2 = 324 Level 3 = 417 Level 4 = 417 Level 5 = 417 Level 6 = 228 Level 7 = 735
<b>Occupancy Load:</b>	3311	<b>Separated Building:</b>	Yes
<b>Fire Sprinklers:</b>	Yes Required      NFPA 13		
<b>Fire Alarms:</b>	Yes Required		
<b>Building Area:</b>	422567	<b>Number of Stories:</b>	7
<b>Comment:</b>	See Sheet 07_G2.00a for Area Tabulation...		
	Bldg A (Constr Type/Occ)...		
	3A/R-2 = 181,210sf * \$143.25/sf = \$25,958,332		
	Bldg B (Constr Type/Occ)...		
	1A/B = 4,949sf * \$212.46/sf = \$1,051,464		
	1A/R-2 = 51567sf * 179.04/sf = \$9,232,555		
	1A/S-2 = 99,708sf * \$115.37/sf = \$11,503,311		
	3A/R-2 = 76,990sf * \$143.25/sf = \$11,028,817		
	3A/A-3 = 8,143sf * \$163.01/sf = \$1,327,390		
	Total \$60,101,869.		
	Phase 1 = \$10,302,303 (per application)		
	Phase 2 = \$49,799,566 (difference)		
<b>Floor Areas (sq ft):</b>			

Floor	Existing Floor Area	New Floor Area	Total Area
1st Floor	0	68727	68727
2nd Floor	0	67094	67094
3rd Floor	0	67688	67688
4th Floor	0	67688	67688
5th Floor	0	67688	67688
6th Floor	0	45654	45654
7th Floor	0	38028	38028

**Existing floor area may not be shown.**

### CONTRACTOR DATA

Type	Contractor
Building	LANDMARK URBAN CONSTRUCTION OR LLC
Electric	NEW REYNOLDS ELECTRIC INC
Mechanical	JET INDUSTRIES INC
Plumbing	HARVEY & PRICE CO
Primary Contact	HAGEROTT DONNA

### PLAN REVIEW SUMMARY

Plan review data displayed is the most current for each review. The applicant will receive notification of all issues needing additional information after all reviews on a project have been completed. Supplemental Information (SI) can be submitted prior to or after permit issuance. If you have any questions regarding your project, contact EFSwinney at 541-682-5372 or send email to [erik.f.swinney@ci.eugene.or.us](mailto:erik.f.swinney@ci.eugene.or.us). Also note that some reviews (i.e., fire alarms, fire sprinklers) are deferred submittals and will be reviewed after original permit(s) have been issued.

#### Status Definitions

Pending	= Review has not been started
Review	= Under review
Waiting	= Review for individual review has been completed, waiting for a response
External Wait	= All reviews for project have been completed, waiting for a response
Approved	= Review has been approved
Information	= Information only, review not approved
Denied	= Project cannot be approved as submitted

For information regarding the review of your project or the commitment date for completion of review, please contact your project coordinator, EFSwinney, at [erik.f.swinney@ci.eugene.or.us](mailto:erik.f.swinney@ci.eugene.or.us) or by phone at 541-682-5372.

Plan Review	Status	Review Completion Date
Project Coordination, Application Submittal	Approved	02/22/22
Pre Issuance Coord, Pre Issuance SI	Approved	05/16/22
Post Issuance Coord, Post Issuance SI	Approved	01/26/23
Deferred Coordination, Deferred Submittal	Approved	01/26/23
Building, Application Submittal	Approved	01/13/23
Building, Pre Issuance SI	Approved	01/13/22
Building, Post Issuance SI	Approved	12/06/22
Building, Deferred Submittal	Waiting for info	10/07/22
Structural, Application Submittal	Waiting for info	11/18/21
Structural, Pre Issuance SI	Approved	05/16/22
Structural, Post Issuance SI	Approved	03/17/23
Structural, Deferred Submittal	Approved	01/23/23
Mechanical, Application Submittal	Information	11/19/21

Mechanical, Post Issuance SI	Information	11/04/22
Electrical, Post Issuance SI	Approved	11/03/22
Plumbing, Application Submittal	Approved	03/08/22
Plumbing, Post Issuance SI	Approved	10/28/22
Zoning, Application Submittal	Approved	11/17/21
Engineering, Application Submittal	Waiting for info	06/28/22
Engineering, Pre Issuance SI	Approved	02/03/22
Stormwater Standards, Application Submittal	Information	
Stormwater Standards, Pre Issuance SI	Waiting for info	01/13/22
Stormwater Standards, Post Issuance SI	Approved	07/21/22
SDC, Application Submittal	Information	
Fire Marshal, Application Submittal	Approved	10/13/21
Fire Marshal, Post Issuance SI	Approved	11/02/22
A M & M, Application Submittal	Approved	01/13/23
Erosion Prevention, Application Submittal	Approved	03/18/22
Fire Alarm Plans, Deferred Submittal	Pending	
Fire Sprinkler Plans, Deferred Submittal	Waiting for info	01/18/23
Water Main/Hydrant, Deferred Submittal	Approved	10/31/22

### PERMITS AND INSPECTIONS

Permit Type	Status	Issued Date	Expiration Date	Completion Date
Building	Active	04/06/22	03/11/24	
Inspection	Result	Inspected	Inspector	Comment
103 Footing	Info Only	05/20/22	JAJohannesen	discussed crane footing. we dont need to inspect it.
103 Footing	Cancelled	07/18/22	IVRUser	
103 Footing	Reviewed	07/19/22	JAJohannesen	elevator pit footings lines 11.3-12.3 @ L-M area C?
103 Footing	Reviewed	07/28/22	JAJohannesen	footing OK lines 11.5-15.4@j.4-k.6 approx. OK pending SPI
103 Footing	Reviewed	08/03/22	RZSteiner	Continuous and pad footings within E line to J.2 and 12 line to 15.5 pending SPI
103 Footing	Reviewed	08/12/22	JAJohannesen	retaining wall footings line 18@d.3-g.2 ,d.3@16-18, pad footings 17@d.3-j approx. OK after one pad thickened and rebar clearances are met at line d.3 footing steps. at line 16-17. OK pending SPI
103 Footing	Cancelled	08/15/22	RZSteiner	Wrong code.
103 Footing	Reviewed	08/17/22	JAJohannesen	reviewed lowest level columns lines 17-18 @ d.3-g.8 approx
103 Footing	Reviewed	08/29/22	JAJohannesen	pad footings at east area, south area OK pending SPI
103 Footing	Reviewed	09/02/22	JAJohannesen	pad footings line 11 @ e-k
103 Footing	Reviewed	09/16/22	JAJohannesen	ground level core walls lines 6.4-6.8@b-b.8, columns ground level line 12@b.3, 12@c ok pending SPI
103 Footing	Reviewed	09/22/22	JAJohannesen	footing OK b.9-H@ 8.5-11 approx
103 Footing	Reviewed	09/22/22	JAJohannesen	footings as noted on the request OK after SPI approves them.
103 Footing	Reviewed	09/29/22	JAJohannesen	perimeter walls at south area reviewed, some bars missing SPI to verify.
103 Footing	Reviewed	10/06/22	JAJohannesen	perimeter stemwalls around the curved area.
103 Footing	Reviewed	11/04/22	JAJohannesen	Slab on Grade lines 10.5-12.5 @ A-E, 6-8 @ C-H, 1-2 @ D-E OK after SPI approves

103 Footing	Needed				
105 Elec Rebar Ground	Needed				
108 Foundation	Info Only	05/20/22	JAJohannesen	discussed crane footing. we dont need to inspect it.	
108 Foundation	Reviewed	06/16/22	JAJohannesen	reviewed footings lines 15-16 @ G.7-J. OK pending special inspection.	
108 Foundation	Reviewed	07/12/22	JAJohannesen	Columns level 1 lines 15-16 @ G.7-J OK pending SPI	
108 Foundation	Cancelled	07/15/22	JAJohannesen	will re schedule for next week when closer to the concrete pour date.	
108 Foundation	Reviewed	07/19/22	JAJohannesen	elevator pit footings lines 11.3-12.3 @ L-M area C?	
108 Foundation	Reviewed	07/26/22	JAJohannesen	shearwall basement level line d.3 @ 12.1-13.8. approx. columns line 12.6@e.8, 15@e.8, 15@d.3. ok pending SPI	
108 Foundation	Reviewed	07/29/22	JAJohannesen	footings lines 2-2.7@A.7-C ok pending SPI	
108 Foundation	Cancelled	08/09/22	RZSteiner	Wrong code. Needed shear wall	
108 Foundation	Reviewed	08/18/22	JAJohannesen	footing 11-12 @ a.7-c	
108 Foundation	Reviewed	08/25/22	JAJohannesen	reviewed line D.3 @ 15.5-18. OK pending SPI	
108 Foundation	Reviewed	09/01/22	JAJohannesen	reviewed footing lines 6.4-7.5@a.8-c.2, looked at slab on grade 12-15.5@d.2@j.5 and a few columns	
108 Foundation	Reviewed	09/06/22	JAJohannesen	reviewed footings, okper spi	
108 Foundation	Reviewed	09/15/22	JAJohannesen	walls ground level lines 7-7.4@B-B.8	
108 Foundation	Reviewed	09/26/22	JAJohannesen	areas not ready yet.	
108 Foundation	Reviewed	09/27/22	JAJohannesen	footings lines J-K.3@ 15.5-18 approx	
108 Foundation	Reviewed	09/29/22	JAJohannesen	perimeter walls at south area reviewed, some bars missing SPI to verify.	
108 Foundation	Reviewed	12/28/22	RZSteiner	Zone 4 W. and N. foundation walls only.	
108 Foundation	Reviewed	01/13/23	JAJohannesen	level 1 stemwalls lines 13-14 @ A-A.7 approx ok after rebar clearance is obtained.	
108 Foundation	Needed				
109 Foundation Drain/Waterproofing	Needed				
110 Structural Concrete	Reviewed	07/11/22	JAJohannesen	wall line 15.5 @g.5 -J ok pending SPI	
110 Structural Concrete	Reviewed	08/09/22	RZSteiner	C-3 Columns J5 line 12 to 15. Additional columns ok to pour if Insp. by SPI	
110 Structural Concrete	Reviewed	08/10/22	RZSteiner	Three columns on 12.6 line.	
110 Structural Concrete	Reviewed	10/05/22	JAJohannesen	slab on grade lines j.5-M.5@ 9.5-14 approx	
110 Structural Concrete	Reviewed	10/11/22	JAJohannesen	SOG lines 15.5-18@ d.3-k.3, j.5-k.3@12-15.5 approx. OK after special inspector approves.	
110 Structural Concrete	Reviewed	10/14/22	RZSteiner	SOG N to L.5 and 1.8 to 8	
110 Structural Concrete	Reviewed	10/18/22	JAJohannesen	footings lines 18.8 @ G.3-H.8, A@3.5-8, pads at 4/B, 5.4/B, E@1-1.8, stemwalls lines A@8-14 approx, 13@ B-D. approx	
110 Structural Concrete	Reviewed	10/21/22	JAJohannesen	slab on grade. special inspector OK to approve this pour.	
110 Structural Concrete	Reviewed	10/27/22	JAJohannesen	footings reviewed line f @ 6-7. stemwalls reviewed line a @ 3-5, 18.5 @ F-I approx	
110 Structural Concrete	Reviewed	11/03/22	JAJohannesen	PT deck lines 12-18 @ D.3- K.3 except 16-18 @ D.3-f OK pending special inspection.	
110 Structural Concrete	Reviewed	11/04/22	JAJohannesen	Slab on Grade lines 10.5-12.5 @ A-E, 6-8 @ C-H, 1-2 @ D-E OK after SPI approves	

	110 Structural Concrete	Reviewed	11/09/22	JAJohannesen	level 2 wall lines 12.1 @ E-J OK after SPI approves
	110 Structural Concrete	Reviewed	11/14/22	JAJohannesen	no site visit today, ok for SPI to approve these.
	110 Structural Concrete	Reviewed	11/17/22	JAJohannesen	PT deck lines 9.8-14 @ J.2-N approx. OK after SPI approves. Also, I discussed cold weather concreting with Sub contractor. The reinforcing was being covered at the conclusion of the inspection. Frost is anticipated tonight with a low in the 20's.
	110 Structural Concrete	Reviewed	11/29/22	JAJohannesen	level 2 deck lines 9.5-13 @ A- J.2 approx. reviewed boundary element at lines 11.5 @ L-M approx horizontal infill wall reinforcing needs to terminate in the core of the boundary element as shown on sheet S 3.10
	110 Structural Concrete	Reviewed	12/09/22	JAJohannesen	level 3 deck reviewed. j.3-L @ 11.5-13 approx, 12-18 @ D-K approx. observed several issues that were corrected immediately prior to concrete placement while I was on site, observed that some stud rails were missing at line 12.1 @ J.5 in level 3 deck. contractor was looking for the correct stud rails and will install the proper ones. If they cannot locate the correct ones they may have to substitute them for another and will likely need engineer approval. The special inspector will verify this and document the process.
	110 Structural Concrete	Reviewed	12/13/22	JAJohannesen	level 2 core walls lines 11.2-11.8 @ B-B.8 approx ok pending SPI
	110 Structural Concrete	Reviewed	12/15/22	JAJohannesen	Footings lines 1-3.2 @ A-E reviewed. Unable to locate special inspector while concrete placement was underway. Reinforcing steel had a few deficiencies including missing rebar, clearance from rebar to grade. These issues were corrected while I was onsite. The ATS anchors in the footings were 1 1/8" instead of the plan specified 1 1/4". The contractor is attempting to find the correct anchors so they can be corrected. Pictures will be taken of the correct anchors once installed. The general contractor was informed that the special inspector needs to be doing continuous special inspection for concrete placement as specified on sheet S0.05.
	110 Structural Concrete	Reviewed	12/16/22	JAJohannesen	slab on grade lines 3-8 @ A-F, OK after SPI approves.
	110 Structural Concrete	Reviewed	12/29/22	RZSteiner	Level 3 Zone 1 bottom matt only. Pending SPI
	110 Structural Concrete	Reviewed	01/04/23	RZSteiner	Shear walls U and W level 3. Pending SPI
	110 Structural Concrete	Reviewed	01/05/23	RZSteiner	PT/rebar inspection for zone 3 level 2 deck pending SPI
	110 Structural Concrete	Reviewed	01/12/23	JAJohannesen	Slab on grade lines 1-3 @ A-E approx. the dowel bars from the footing were bent over at the time of the inspection at line D @ 2-3. Largo was in the process of fixing this after it was discussed.
	110 Structural Concrete	Reviewed	01/20/23	JAJohannesen	level 4 deck in parking garage ok pending SPI
	110 Structural Concrete	Reviewed	01/30/23	JAJohannesen	level 2 deck lines 1-4.4 @ A-E

	110 Structural Concrete	Reviewed	02/02/23	JAJohannesen	looked at level 3-4 lind D.3 PCC shearwall reinforcing steel. noticed that the incorrect size verticle bars and ties were installed. Per sub contractor there is an RFI for this. Not OK to cover yet
	110 Structural Concrete	Reviewed	02/07/23	JAJohannesen	level 3 deck reinforcing lines 4.5-8 @ A-F approx. ok after SPI
	110 Structural Concrete	Reviewed	02/17/23	JAJohannesen	area a level 3 final deck pour OK after SPI approves
	110 Structural Concrete	Reviewed	02/27/23	JAJohannesen	level 4 parking garage deck OK pending SPI
	110 Structural Concrete	Reviewed	03/10/23	JAJohannesen	SLAB ON GRADE ok in trash compacter area and vicinity
	110 Structural Concrete	Needed			
	116 Underfloor Insulation	Needed			
	118 Framing	Reviewed	11/29/22	JAJohannesen	no access to the deck to do the inspection due to guard not being installed yet.
	118 Framing	Reviewed	11/30/22	JAJohannesen	level 2 floor deck nailing lines 3-9 @ K-N approx
	118 Framing	Reviewed	12/02/22	JAJohannesen	level 2 floor decking nailing lines 1-5 @ J-K
	118 Framing	Reviewed	12/05/22	JAJohannesen	level 2 floor deck lines 1-3 @ H-J ok
	118 Framing	Reviewed	12/07/22	JAJohannesen	level 2 floor sheathing OK lines G-L @5.5-8 approx.
	118 Framing	Reviewed	12/14/22	JAJohannesen	floor deck nailing level 3 lines 5-9.4 @1.5-n approx.
	118 Framing	Reviewed	12/19/22	JAJohannesen	reviewed level 3 floor decking
	118 Framing	Reviewed	12/22/22	JAJohannesen	reviewed level 3 decking nailing
	118 Framing	Reviewed	01/03/23	RZSteiner	Partial flor sheathing on level 4 area D. S. E. section
	118 Framing	Reviewed	01/05/23	RZSteiner	4th floor area D floor sheathing
	118 Framing	Reviewed	01/12/23	JAJohannesen	level 4 decking nailing reviewed line 1-3 @ E-H approx
	118 Framing	Reviewed	01/17/23	JAJohannesen	level 5 area D floor sheathing nailing. went over areas that need to be nailed with sub contractor.
	118 Framing	Reviewed	01/23/23	JAJohannesen	reviewed level 5 floor deck nailing, blocks missing in a few areas and lots of shiners at blocks. I showed areas to framer and they agreed to fix.
	118 Framing	Info Only	02/02/23	JAJohannesen	discussed framing for tub/shower areas
	118 Framing	Reviewed	02/06/23	JAJohannesen	looked at a couple units tub/shower framing. inspection to be re-called in for tomorrow.
	118 Framing	Reviewed	02/07/23	JAJohannesen	reviewed framing behind tubs/showers level 1 where there are not hold downs.
	118 Framing	Reviewed	02/13/23	JAJohannesen	Looked at shower areas and shear wall nailing in a few areas, discussed drywall process at seismic joint.
	118 Framing	Reviewed	02/16/23	JAJohannesen	reviewed level 1 tub/shower location framing. still need the SPI report.
	118 Framing	Reviewed	02/21/23	JAJohannesen	no site visit today special inspection has provided a report for the shear nailing and ATS on level 1 at the tub locations. OK to proceed with tub/shower pre rock
	118 Framing	Reviewed	02/27/23	JAJohannesen	roof sheathing at area D reviewed. need nailing at shearwalls and blocking to be touched up
	118 Framing	Reviewed	03/06/23	JAJohannesen	floor decking nailing level 4 area C oK

118 Framing	Reviewed	03/07/23	JAJohannesen	shearwalls line 9-10 in sector c level 1-3 OK to cover framing at expansion joint side
118 Framing	Reviewed	03/10/23	JAJohannesen	looked at level 1 framing at area A where CMU walls will be build covering the wood framing. lines E.2 @ 1-1.8, 2 @ D-E, D.2@ 2-3, F.2 @ 5.8-8 approx
118 Framing	Cancelled	03/14/23	IVRUser	
118 Framing	Reviewed	03/15/23	JAJohannesen	looked at tub locations level 2. not ready yet.
118 Framing	Reviewed	03/17/23	JAJohannesen	areas per inspection request OK
118 Framing	Needed			
920 Waterproofing - Balcony or Sim	Needed			
117 Roof Sheathing	Needed			
119 Exterior Shearwall	Reviewed	08/15/22	RZSteiner	Wall on 12.1 line E=J lower level.
119 Exterior Shearwall	Reviewed	11/10/22	JAJohannesen	footings reviewed lines 3-8 @ B-F. OK after SPI approves
119 Exterior Shearwall	Reviewed	11/15/22	JAJohannesen	walls not ready yet
119 Exterior Shearwall	Reviewed	11/17/22	JAJohannesen	level 2 shearwalls OK lines 15.5 @ G.5-J, K.3 @ 12-14 approx. OK after SPI approves
119 Exterior Shearwall	Reviewed	02/02/23	JAJohannesen	looked at structural concrete. see entry for str concrete.
119 Exterior Shearwall	Reviewed	02/03/23	JAJohannesen	reviewed level 3-4 wall that was inspected yesterday on line d.3 the boundary element has been OK'd to be reduced in size due to a rebar mix up. an RFI is to follow and will be submitted for review. the verticle rebar has been moved so that it is within the ties.
119 Exterior Shearwall	Reviewed	03/06/23	JAJohannesen	areas noted on the inspection request OK, level 4-5. OK after SPI approves
119 Exterior Shearwall	Needed			
129 Interior Shearwall	Reviewed	08/09/22	RZSteiner	Concrete wall at K3 12.1 to 15
129 Interior Shearwall	Reviewed	08/19/22	JAJohannesen	shearwalls reviewed lines 11.3-11.6@L-L.7, columns line d.3@16,17
129 Interior Shearwall	Reviewed	09/08/22	JAJohannesen	reviewed areas per inspection request
129 Interior Shearwall	Reviewed	11/16/22	JAJohannesen	reviewed concrete shearwall in garage area.
129 Interior Shearwall	Reviewed	11/30/22	JAJohannesen	looked at a few PCC column rebar cages that are underway for level 2
129 Interior Shearwall	Cancelled	01/04/23	RZSteiner	Needed concrete shear walls.
129 Interior Shearwall	Cancelled	01/17/23	JAJohannesen	per contractor
129 Interior Shearwall	Needed			
128 Exterior Lath	Needed			
127 Masonry Construction	Reviewed	03/15/23	JAJohannesen	reviewed CMU for vehicle barriers in parking garage
127 Masonry Construction	Needed			
120 Wall/Vault Insulation	Reviewed	03/15/23	JAJohannesen	seismic joint areas reviewed.
120 Wall/Vault Insulation	Needed			
130 Lath or Dry Wall	Reviewed	02/24/23	RZSteiner	1st layer behind tubs and some 2nd layer at 2Hr walls. Units 127-139
130 Lath or Dry Wall	Reviewed	03/03/23	RZSteiner	RC channel and gyp behind tubs and shafts. Units 115-119 Two of the units will require a F/S Eng. judgement for plumbing stacks
130 Lath or Dry Wall	Reviewed	03/14/23	JAJohannesen	reviewed drywall at seismic joints where CMU walls will be built.

	130 Lath or Dry Wall	Reviewed	03/17/23	JAJohannesen	level 3 area B firewall reviewed line 10 @ A-A.8 1st layer both sides OK.
	130 Lath or Dry Wall	Needed			
	131 Firestop Assemblies	Needed			
	121 Ceiling Grid	Needed			
	124 Final Insulation	Needed			
	146 Fire Sprinklers	Needed			
	147 Alarm Systems	Needed			
	144 Emergency Generator	Needed			
	153 Water/Hydrant System	Cancelled	01/27/23	ESPhillips-Meadow	contractor canceled
	153 Water/Hydrant System	Reviewed	01/31/23	ATBrushett	FDC and fire line have been installed, will need to provide electronic monitoring for the OS&Y valves since they will be in an above ground box. Also need to install a ball drip for the FDC that is accessible. Flush flow and hydro still need to be completed.
	153 Water/Hydrant System	Needed			
	154 Standpipe	Needed			
	143 Fire Regulation	Needed			
	150 Landscaping	Needed			Landscaping to be installed per Sheet O5_L3.00
	919 Bicycle Parking	Needed			
	157 Zoning	Needed			All parking spaces marked "Compact" and sidewalk from parking structure to street along S. side of driveway.
	160 Emerg Egress Light	Needed			
	930 SPI Inspection of Fabricators	Needed			
	931 SPI Steel Construction	Needed			
	162 SPI Concrete Construction	Needed			
	172 SPI Masonry Construction	Needed			
	176 SPI Soils	Needed			
	174 SPI Sprayed Fireproofing	Needed			
	180 SPI Epoxy/Expan/Screw Anchors	Needed			
	940 SPI Seismic (Structural Steel)	Needed			
	941 SPI Seismic (Structural Wood)	Needed			
	944 SPI Seismic(Arch Components)	Needed			
	945 SPI Anchorage/Emergency Power	Needed			
	955 SPI Anchorage/Vibration Isoltn	Needed			
	956 SPI Sprinkler Clearance	Needed			
	178 SPI Additional Inspections	Needed			



	950 Structural Observation	Needed			
	951 SPI Final Letter	Needed			
	199 Final Building	Needed			
<b>Electrical</b>		<b>Active</b>	<b>08/23/22</b>	<b>03/11/24</b>	
	<b>Inspection</b>	<b>Result</b>	<b>Inspected</b>	<b>Inspector</b>	<b>Comment</b>
	210 Undergrnd/Slab Elec	Reviewed	08/24/22	JKGoschie	Zone 1 and 2 deep conduits.
	210 Undergrnd/Slab Elec	Reviewed	08/26/22	JKGoschie	Zone 1 and 2. See highlighted plans on site.
	210 Undergrnd/Slab Elec	Reviewed	09/12/22	JKGoschie	Main electrical room area.
	210 Undergrnd/Slab Elec	Reviewed	09/15/22	JKGoschie	See plan's on site.
	210 Undergrnd/Slab Elec	Reviewed	09/19/22	SJLenker	Deep underground conduits running at grid lines 8 & 11 on D line crossing courtyard #2 okay.
	210 Undergrnd/Slab Elec	Reviewed	09/27/22	JKGoschie	See plans on site.
	210 Undergrnd/Slab Elec	Reviewed	09/28/22	JKGoschie	See plans on site.
	210 Undergrnd/Slab Elec	Reviewed	09/30/22	JKGoschie	See plans on site.
	210 Undergrnd/Slab Elec	Reviewed	10/07/22	JKGoschie	See plans on site.
	210 Undergrnd/Slab Elec	Reviewed	10/25/22	JKGoschie	See plans on site.
	210 Undergrnd/Slab Elec	Reviewed	11/02/22	JKGoschie	Level 2 PT deck.
	210 Undergrnd/Slab Elec	Reviewed	11/17/22	JKGoschie	Level; 2 zone 1.
	210 Undergrnd/Slab Elec	Reviewed	11/29/22	JKGoschie	Level 2 zone 2 PT deck.
	210 Undergrnd/Slab Elec	Reviewed	12/08/22	JKGoschie	3 PT deck.
	210 Undergrnd/Slab Elec	Reviewed	12/09/22	JKGoschie	Zone 4.
	210 Undergrnd/Slab Elec	Reviewed	12/29/22	JKGoschie	Zone 1 Level 3 PT deck.
	210 Undergrnd/Slab Elec	Reviewed	01/05/23	JKGoschie	Level 2 zone 3.
	210 Undergrnd/Slab Elec	Reviewed	01/23/23	JKGoschie	PT 4.
	210 Undergrnd/Slab Elec	Reviewed	01/26/23	JKGoschie	Zone 2 PT#, Zone 4 level 2 PT.
	210 Undergrnd/Slab Elec	Reviewed	02/07/23	JKGoschie	Level 3 zone 3. Contractor sent picture for this inspection.
	210 Undergrnd/Slab Elec	Reviewed	02/27/23	JKGoschie	PT deck 5 in garage.
	210 Undergrnd/Slab Elec	Needed			
	215 Electrical - Feeder	Needed			
	217 Electrical Service	Needed			
	213 Spec Bonding/Grounding	Reviewed	11/04/22	JKGoschie	3 ground rods at service area.
	213 Spec Bonding/Grounding	Needed			
	225 Elec Ceiling Cover	Needed			
	220 Rough Electrical	Reviewed	02/03/23	JKGoschie	Level 1 outside shear wall.
	220 Rough Electrical	Reviewed	02/15/23	BARichardson	Common wall between fire separation floors 1-5 for wall cover
	220 Rough Electrical	Cancelled	03/09/23	JKGoschie	

	220 Rough Electrical	Needed			
	230 Limited Energy	Needed			
	299 Final Electrical	Needed			
<b>Fire</b>		<b>Active</b>	<b>04/06/22</b>	<b>03/11/24</b>	
	<b>Inspection</b>	<b>Result</b>	<b>Inspected</b>	<b>Inspector</b>	<b>Comment</b>
	849 Final Fire	Needed			
<b>Mechanical</b>		<b>Active</b>	<b>08/15/22</b>	<b>03/11/24</b>	
	<b>Inspection</b>	<b>Result</b>	<b>Inspected</b>	<b>Inspector</b>	<b>Comment</b>
	416 Rough Gas Piping	Needed			
	450 Final Gas Piping	Needed			
	420 Rough Mechanical	Needed			
	499 Final Mechanical	Needed			
<b>Plumbing</b>		<b>Active</b>	<b>04/06/22</b>	<b>03/11/24</b>	
	<b>Inspection</b>	<b>Result</b>	<b>Inspected</b>	<b>Inspector</b>	<b>Comment</b>
	310 Sanitary Sewer	Reviewed	07/28/22	TSHodges	Started construction of public waste manhole. Contractor is building a pour in place manhole. Needs to locate some pipe parts.
	310 Sanitary Sewer	Reviewed	07/29/22	JRLaCasse	Were not ready on first visit-Pictures okay for MH base-sand collars were used
	310 Sanitary Sewer	Reviewed	08/01/22	TSHodges	Need air or water test on waste lateral, set riser clean out inside approved cover and finish new public manhole.
	310 Sanitary Sewer	Needed			
	315 Storm Sewer	Reviewed	06/27/22	JRLaCasse	Tie in to existing catch basin-marked plans
	315 Storm Sewer	Reviewed	06/28/22	JRLaCasse	8" connection stubbed to back of sidewalk to public 24" concrete storm line in middle of street-marked outdated plans
	315 Storm Sewer	Reviewed	10/10/22	JRLaCasse	eastside of courtyard-marked plans
	315 Storm Sewer	Reviewed	10/12/22	TSHodges	Marked plans
	315 Storm Sewer	Reviewed	10/13/22	TSHodges	Marked plans
	315 Storm Sewer	Reviewed	11/02/22	TSHodges	Making connection into public catch basin.
	315 Storm Sewer	Reviewed	11/07/22	TSHodges	Cleanout required on 10" storm in courtyard near GL - 4. SEK
	315 Storm Sewer	Reviewed	11/08/22	TSHodges	Marked plans.
	315 Storm Sewer	Reviewed	02/03/23	LXNgariki	8" storm line run that connects to public system with 6" directional CO riser and tracer wire. Marked on plans (NE corner of building)
	315 Storm Sewer	Needed			
	318 Under Floor Plumb	Approved	01/05/23	SEKelley	
	320 Rough Plumbing	Cancelled	08/11/22	SEKelley	Needed Underfloor.
	320 Rough Plumbing	Cancelled	10/06/22	SEKelley	Needed Underfloor.
	320 Rough Plumbing	Reviewed	02/02/23	SEKelley	Demising wall between units 132 and 136, DWV and water tests ok, ok to cover.
	320 Rough Plumbing	Reviewed	02/28/23	SEKelley	Units 138 and 239, DWV tests ok. Water lines and tub tests to come.
	320 Rough Plumbing	Reviewed	03/01/23	SEKelley	East shear wall of units 139 and 240, DWV and water tests ok, ok to cover.
	320 Rough Plumbing	Reviewed	03/02/23	SEKelley	DWV and water in shear walls, units 112,113,128, 214, 215 and 230, tests ok, ok to cover.
	320 Rough Plumbing	Reviewed	03/03/23	SEKelley	Units 139 and 240, DWV tests ok. Tubs and water lines still to come.
	320 Rough Plumbing	Reviewed	03/06/23	SEKelley	Units 135, 136, 237 and 238, DWV tests ok. Water lines and tubs to come.

	320 Rough Plumbing	Reviewed	03/07/23	SEKelley	Rooms 137-119-221-236-134, DWV test only ok. SEK
	320 Rough Plumbing	Reviewed	03/08/23	SEKelley	Units 129, 130, 131, 133, 231, 232, 233, and 235, DWV tests only. Tests ok.
	320 Rough Plumbing	Reviewed	03/09/23	SEKelley	Units 127, 128, 132, 229, 230, and 234. DWV tests only, ok.
	320 Rough Plumbing	Reviewed	03/10/23	SEKelley	Units 114, 115, 116, 117, 118, 216, 217, 218, 219 and 220. DWV tests only, ok.
	320 Rough Plumbing	Reviewed	03/13/23	SEKelley	Rooms 112, 113, 214, and 215. DWV tests only, ok. Water lines and tubs to come.
	320 Rough Plumbing	Reviewed	03/16/23	RC Kennedy	Partial on units 341,315.316,331 , DWV/H2O in seismic wall. Test ok, ok to cover. RCK
	320 Rough Plumbing	Needed			
	325 Water Service	Reviewed	01/09/23	RC Kennedy	6" ductile iron stubbed into building, working pressure. Connection to meter to come. RCK
	325 Water Service	Needed			
	330 Shower Liner	Needed			
	335 Backflow Device	Needed			
	399 Final Plumbing	Needed			
<b>Public Works</b>		<b>Active</b>	<b>04/06/22</b>	<b>03/11/24</b>	
	<b>Inspection</b>	<b>Result</b>	<b>Inspected</b>	<b>Inspector</b>	<b>Comment</b>
	725 Stormwater Mgmt Facility	Needed			
	735 Stormwater Facility Planting	Needed			
	750 R/W Excavation	Needed			
	765 Sidewalk	Needed			
	775 Drive/Curb Cut	Needed			
	799 Final Public Works	Needed			

**To request an inspection go to <https://pdd.eugene-or.gov/BuildingPermits/InspectionLogin>.**  
**For more information call 541-682-5283.**

FEES				
Fees	Total Due	Amount Paid	Paid Date	Amount Due
<b>Application</b>	\$0.00	\$0.00		\$0.00
Miscellaneous Admin, State	\$0.00	\$0.00		\$0.00
<b>Building</b>	\$103,815.95	\$99,968.59		\$3,847.36
Building Plan Check per Applicant Value	\$25,474.38	\$25,474.38	04/06/22	\$0.00
Supplemental Plan Review, Bldg	\$53.80	\$53.80	04/06/22	\$0.00
Supplemental Plan Review, Bldg	\$161.40	\$0.00		\$161.40
Supplemental Plan Review, Bldg	\$107.60	\$0.00		\$107.60
Supplemental Plan Check, Str. Eng.	\$860.80	\$860.80	04/06/22	\$0.00
Supplemental Plan Check, Str. Eng.	\$322.80	\$322.80	04/06/22	\$0.00
Supplemental Plan Check, Str. Eng.	\$215.20	\$0.00		\$215.20
Supplemental Plan Check, Str. Eng.	\$107.60	\$0.00		\$107.60
Supplemental Plan Check, Str. Eng.	\$161.40	\$0.00		\$161.40
Supplemental Plan Check, Str. Eng.	\$322.80	\$0.00		\$322.80
Supplemental Plan Check, Str. Eng.	\$53.80	\$0.00		\$53.80
Seismic Hazard Fee	\$646.66	\$646.66	04/06/22	\$0.00
Phased Permit Base Fee	\$335.00	\$335.00	04/06/22	\$0.00
Phased Permit Coordination Fee	\$1,500.00	\$1,500.00	04/06/22	\$0.00
Fire Systems Plan Check Fee - Other	\$324.08	\$0.00		\$324.08

Deferred Submittal Plan Check	\$387.41	\$387.41	07/12/22	\$0.00
Deferred Submittal Plan Check	\$1,657.17	\$1,657.17	08/16/22	\$0.00
Deferred Submittal Plan Check	\$337.49	\$0.00		\$337.49
Deferred Submittal Plan Check	\$350.29	\$0.00		\$350.29
Deferred Submittal Plan Check	\$215.25	\$0.00		\$215.25
Deferred Submittal Plan Check	\$286.29	\$0.00		\$286.29
Deferred Submittal Plan Check	\$215.25	\$0.00		\$215.25
Deferred Submittal Plan Check	\$215.25	\$0.00		\$215.25
Deferred Submittal Plan Check	\$215.25	\$0.00		\$215.25
Building Permit Fee per Bldg Div Value	\$39,191.36	\$39,191.36	04/06/22	\$0.00
Fire System Permit Fee - Other	\$498.58	\$0.00		\$498.58
Zoning Plan Check	\$17,636.11	\$17,636.11	04/06/22	\$0.00
State Surcharge, Structural	\$5,040.97	\$5,040.97	04/06/22	\$0.00
State Surcharge, Structural	\$59.83	\$0.00		\$59.83
Building Admin Fee, State	\$2,734.72	\$2,734.72	04/06/22	\$0.00
Building Admin Fee, State	\$0.00	\$0.00		\$0.00
Building Plan Check Admin	\$4,127.41	\$4,127.41	04/06/22	\$0.00
Building Plan Check Admin	\$0.00	\$0.00		\$0.00
<b>Electrical</b>	<b>\$216.35</b>	<b>\$0.00</b>		<b>\$216.35</b>
Supplemental Plan Check, Electrical	\$107.60	\$0.00		\$107.60
Minimum Permit Fee	\$97.10	\$0.00		\$97.10
State Surcharge, Electrical	\$11.65	\$0.00		\$11.65
Electric Plan Check Admin	\$0.00	\$0.00		\$0.00
Electric Admin Fee, State	\$0.00	\$0.00		\$0.00
<b>Fire</b>	<b>\$5,878.65</b>	<b>\$5,878.65</b>		<b>\$0.00</b>
Fire Plan Check	\$5,878.65	\$5,878.65	04/06/22	\$0.00
Fire Plan Check Admin	\$0.00	\$0.00	04/06/22	\$0.00
<b>Mechanical</b>	<b>\$53.80</b>	<b>\$0.00</b>		<b>\$53.80</b>
Supplemental Plan Review, Mechanical	\$53.80	\$0.00		\$53.80
Mechanical Plan Check Admin	\$0.00	\$0.00		\$0.00
Mechanical Admin Fee, State	\$0.00	\$0.00		\$0.00
<b>Plumbing</b>	<b>\$3,152.35</b>	<b>\$3,043.11</b>		<b>\$109.24</b>
Plumbing Plan Check	\$381.33	\$381.33	04/06/22	\$0.00
Supplemental Plan Review, Plumbing	\$107.60	\$107.60	07/12/22	\$0.00
Supplemental Plan Review, Plumbing	\$53.80	\$0.00		\$53.80
Plumbing Fixtures	\$49.50	\$49.50	04/06/22	\$0.00
Plumbing Fixtures	\$717.75	\$717.75	07/12/22	\$0.00
Plumbing Fixtures	\$49.50	\$0.00		\$49.50
Sanitary Sewer Footage	\$149.25	\$149.25	04/06/22	\$0.00
Storm Sewer Footage	\$734.25	\$734.25	04/06/22	\$0.00
Storm Sewer Footage	\$344.25	\$344.25	07/12/22	\$0.00
Water Service Footage	\$119.75	\$119.75	04/06/22	\$0.00
Removal, Abandonment, Cap of Fixture	\$36.75	\$36.75	04/06/22	\$0.00
State Surcharge, Plumbing	\$142.86	\$142.86	04/06/22	\$0.00
State Surcharge, Plumbing	\$127.44	\$127.44	07/12/22	\$0.00
State Surcharge, Plumbing	\$5.94	\$0.00		\$5.94
Plumbing Admin Fee, State	\$98.06	\$98.06	04/06/22	\$0.00
Plumbing Admin Fee, State	\$0.00	\$0.00		\$0.00
Plumbing Plan Check Admin	\$34.32	\$34.32	04/06/22	\$0.00
Plumbing Plan Check Admin	\$0.00	\$0.00		\$0.00

<b>Public Works</b>	\$6,121.99	\$6,121.99		\$0.00
PW Plan Check, New Commercial	\$954.75	\$954.75	04/06/22	\$0.00
Stormwater Mgmt Facility	\$289.75	\$289.75	04/06/22	\$0.00
R-O-W Excavation (w/ pavement cuts)	\$4,372.00	\$4,372.00	04/06/22	\$0.00
PW Plan Check Admin	\$112.01	\$112.01	04/06/22	\$0.00
PW Admin, Local	\$393.48	\$393.48	04/06/22	\$0.00
<b>Total All Fees</b>	\$119,239.09	\$115,012.34		\$4,226.75